

# Come Into the Country—And Live in a Little Dutch House

## Too Much Bargaining Often Disasterous in Home Building

Some Persons Too Stringent in Dealing With Architect and Builder, Who Will Give Better Results if Treated Fairly, Declares Expert

By Carleton E. Smith  
Of Smith & Leo, Inc.

There is really no difficulty about the building of a house as more than is involved in any other business proposition, providing you are willing to apply the same common sense to this problem that you apply to the ordinary everyday transaction.

The building is too often started before the family's ideas are all put on paper in form of plans and specifications. This is due to the fact that many persons are too much inclined to bargaining with their architect. His fee should be adequate to allow him to make some perspective of the main ideas showing exactly what your eye will behold when construction is complete.

Then, again, get full benefit of his services by explaining your requirements at the outset as much as possible of what you desire in a home and what you can afford. Don't let your architect use his efforts in designing a beautiful house for you, only to have him cannot pay for it. Get every penny of his energy into the home you and will eventually build. Let the architect plan for a home within the limit of your budget.

It is much better to elaborate upon a plan proposition well built than to attempt to pare down an elaborate house into a home you can afford. This latter course would tend to result in an ugly, unfinished effect, while the former tends to produce a "little gem."

Architects Will Endeavor to Please

The architect will, of course, supplement your wants with his experience and better ideas as regards arrangement and details. Don't be stubborn or foolishly about forcing your opinion on these last two items. He will be anxious to produce a house that will above all please you, and this he can and will do with your assistance, but not with your hindrance.

The great trouble is that the fee on small houses is not sufficient to permit of making any more than the fewest plans actually necessary for a builder to work from. This means that the owner does not understand thoroughly what he is to get until it is built. Hence, many changes which could have been avoided, as explained above.

Give your contractor a chance to make a dollar.

Many times construction work is started before it should be, since all is not in readiness to proceed on an economic plan, but nevertheless the owner's desire to get started, or an hour or so of time, or some action, makes it imperative that a start be made at a financial sacrifice and many times to the detriment of the job in other ways, without hastening or furthering the completion of the job.

Even when you have a hard, fast contract with your builder you will get much better finished product if he is making money than if he is losing money. Don't lose sight of the fact that it is your house and not his, and it is building it to make an honest dollar, only your motive is to make an honest home. In view of this, do not try to run the work or plan what would be done later, as he will have his own ideas of playing his own hand and is best advised to direct the line of procedure in such order as to make each day's labor count for most, and thereby make the most money for himself without sacrificing one particle in workmanship or in the slightest detriment of the finished product.

Owners sometimes make much of the



**No. 3**

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**Architect's Specifications**

Masonry	Excavation	Footings	Foundations, walls	Chimney	Plum	Cellar	Plastering	Plaster finish
Carpen	Frame	Exterior mill work	Interior mill work	Stairs	Doors	Floors	Hardwood	Roofing
Painting	Exterior	Interior	Floors	Roofs	Sheet Metal	Plumbing	Heating	Electrical
Additional Equipment	The following items are not included in the architect's construction specifications and should receive consideration. The concerns named will be pleased to furnish quotations and details.							

**First Floor Plan**

**Second Floor Plan**

**ELECTRIC SYMBOLS**

**CEILING OUTLET**

**WALL PLUG**

**BASE OUTLET**

**BASE PLUG**

## Masterpiece of Domestic Comfort Is This Week's House

Colonial Design in Stucco and Shingle Topped With Germantown "Hood" Is as Delightful a Combination as a Home Builder Can Desire

By William John Cherry  
Architect

One of the most intimate material combinations ever assembled is stucco and wide whitewashed shingles. I am showing this week a sensitive feeling for proportions, as well as a comfortable masterpiece of domesticity. The style is a freshly handled Colonial and embodies the famous so-called Germantown "Hood," originally designed to keep the poor quality mortar from being washed out from between the stones of the first story in houses of southeastern Pennsylvania. It serves to save more than an ornament, for it shades the walls from the heat of summer, yet not from the low-hang sun of winter. Houses with this wide cornice arrangement are notably cooler in summer, whether built of frame and stucco or terra cotta block construction.

In this house I have used excellently grouped and proportioned porch supports, wholly free from the stiff, bottle columns so ridiculous and so common. The dormer, partly free and partly depressed, does not interrupt the plain roof movement, the roof being the dominating charm of the house. There are two bay windows on one side and a heavy chimney well outlined on the other, so the house can be viewed from any point and will be attractive. How many houses erected in the four-sided country perpetuate that irremediable brownstone front hangover!

**Charming Interior Plan**

The interior is as inviting as the outside, and the upstairs as the first floor. The whole end of the living room is fireplace and book cases, really a working inglenook which can be used in comfort. On the opposite end is the window seat. The porch, ten feet wide and twenty-four feet long, is part of the living room. Wide archways opposite each other open the whole first story into one space for entertaining—living room, dining room and the impressively large hall with its nice Colonial staircase, lighted by a window on the landing. The kitchen is ample and cool with a cross draft. It is a gas kitchen, requiring no chimney, only a ventilation duct. There is a large store room and a linen closet, where the outside linen is hung, and a small closet for a refrigerator can be put, and a small closet. Liberal cupboards, closets, porcelain sinks and drainboards are also part of the food laboratory.

The cellar, reached from the kitchen through an entry leading also to the service path from between the stairs, the heating unit, coal storage, laundry, store room, etc. It is in fact large enough to put in a full sized billiard room, if desired.

**Private Premises of Family**

The second story has two bedrooms and an owner's bedroom. The latter occupies the entire front of the house and has windows on three sides. It has a separate bath. Two guests or children's bedrooms overlook the garden. They are smaller but well designed and are not crowded.

In all the house has eight closets, exclusive of what one might do with the attic, where there is room for a maid's room, bath and any amount of storage, play room, etc.

**House Will Fit Any 50-Foot Plot**

The house will go on any lot not less than 50 feet wide and have room on each side for building restrictions and a driveway to a garage. With a little planning small plots can be attractive. How many houses appear much larger than they really are. Here is a room, house of moderate cost, of simple line, meaning low repair cost, yet artistic and of such good taste in every detail that it will never be out of date or proclaim itself as built during such and such a period.

Builders of houses not under experienced architectural guidance can hardly run the risk of interpreting a "style" as a "style." This will do with socks and wall paper, but not with a home you expect to occupy and your friends to criticize as long as you live.

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## Wonderful Baths of Ancient Rome Would Be Regarded Pestholes Under Standards Known to People of To-day

By Luther G. Allen  
Of J. D. Johnson Company

The baths of ancient Rome so wonderfully pictured by painters and story tellers, do not compare favorably with the modern bath. Judged by standards prevailing before the coming of Christ these baths were wonderful but measured by standards of today the glories of Rome, marks of the highest degree of civilization in the ancient world, would be declared unsanitary and likely be condemned as menaces to the health of users.

Sanitary experts and manufacturers work hand in hand in the field of plumbing. They are partners striving steadily for the betterment of humanity. Research has developed the fact that many ailments of the past can be attributed to unsanitary plumbing and poor arrangement of this important feature of the home. It is because of these discoveries that health experts are so keenly interested in the development of plumbing and plumbing engineers are so consistently aiming for fixtures and arrangements that will eliminate beyond a doubt the possible existence of germ life in the bathroom, the kitchen or the piping that connects the home with the sewer system.

**Room of Chinaware**

The modern bathroom is strictly a room of china, glistening white, with a face so hard and smooth that germs cannot take hold and propagate. Vitreous china was developed by the plumbing industry and its sanitary co-workers in an effort to destroy parasite life and help human life.

The idea was conceived in the use of china in handling food. Metal ware has long ceased to be used in tableware, because the surface, which is necessarily coarse and soft, permitted the lodgment of germs which affected the health. Since danger was as great in the bathroom, plumbing experts applied themselves to the task of using china in the bathroom, with the result that vitreous china, whose basis property is clay from which all moisture has been extracted, is utilized.

It has proved to be a wonderful step in house sanitation. The manufacture and form of these articles are such that germs cannot be concealed from attack by water and soap. The material, such that it holds its color, pure white, for all time. Inferior material, of course, does not hold up so well.

**Something About Tub**

The bathtub is the commanding piece in the bathroom. It is my suggestion to home builders that they install a built-in tub rather than one set in legs and cut from the walls. In more sanitary, looks much better and eliminates a lot of disagreeable labor. There is nothing that vexes the housewife or the maid help more than trying to keep clean the space under the back of the bathtub.

Perched on legs the tub lacks the solidity of a permanent fixture. Built into the wall and resting on the floor, whether it is located in a corner of the room or in a specially provided niche, the bathtub looks best and is better from a sanitary standpoint. The wall tile comes down to the edge of the tub which removes the fear of wetting the floor under and behind the tub, causing damages, germs, spoiled ceilings and decay.

This kind of a tub permits a good shower system. The difference in cost between the two kinds of tubs should not be permitted to influence against the tiled-in bath.

A pedestal or other wasteland which stands free from the wall should be in every modern bathroom. This type is best because it is a beautiful fixture and can be kept clean without much labor. Dust cannot be undiscovered behind it. Manufactured free of sharp angles, the fixture may be washed of dust and germs very quickly, leaving it white and highly polished.

## Building Questions Answered by Experts

**Question Box for Home Builders**

The Tribune will answer, either through its columns or directly, any inquiry that may be addressed to it concerning any phase of home building, construction or equipment.

If you want to know anything about any department of home construction, address your inquiry to The Own Home Department, New York Tribune, and you will receive a prompt and full response.

**Estimating by Cubic Contents Safe**

Question—An investor experienced in building the building of houses for sale has advised me that the safest and surest method of estimating cost of building private dwellings (and other construction) is by the cubic content of the structure, together with the average or prevailing rate per cubic foot. In this method accepted and used by builders, I expect to build a house this spring at 45 to 50 cents a cubic foot. I have been met with bids which show a cost rate from \$8 to 50 cents, which at that high point all my plans for building my own home this year. Please advise what the rate per cubic foot should be for Long Island or Westchester sites for standard materials and ordinary construction.—GIMM

Answer—Your friendly investor advised you correctly. The cubic contents is a safe method to figure on, provided the house is not of complicated construction. From your letter we figure you are counting on a house of the better type. Your cubic foot price of 45 to 50 cents is a little low. A well constructed house would cost you 60 cents a cubic foot. We consider eighty to ninety cents excess, without you have gone in for tile breakfast room, etc.

**Mastering Interior Decorating**

Question—Can you give me any information on correctly studying of interior decorating? From your experience would you recommend a course in art, or may one get a working knowledge of it in the interior decorating department of a large store? Any information that you can give me will be appreciated. I am a student in this line of work in your Question Box for Home Builders and you suggest some one who is in a position to give me this information.—G. M.M.

Answer—We consider that interior decorating could not be successfully studied from working in the interior decorating department of a large store, as you would lack the technical knowledge to build upon. We advise that you take a course in interior decorating at some college as the National Academy of Design, Columbia University, or Cooper Union. The next step is to obtain employment with an interior decorator. We might also suggest that you look over the books on interior decorating at the New York Public Library. Much valuable information can be obtained from this source.

**Lasting Gutters and Leaders**

Question—Regarding the house shown in

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